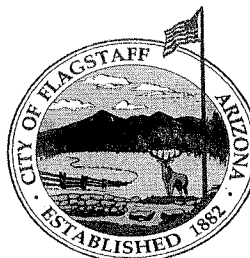


15. C.

**CITY OF FLAGSTAFF
STAFF SUMMARY REPORT****To:** The Honorable Mayor and Council**From:****Date:** 12/23/2014**Meeting Date:** 01/06/2015**TITLE:**

Consideration and Adoption of Resolution No. 2015-01: A Resolution of the Council of the City of Flagstaff, Arizona, adopting the *2015 Student Housing Work Plan* for the City of Flagstaff.

RECOMMENDED ACTION:

- 1) Read Resolution No. 2015-01 by title only
- 2) City Clerk reads Resolution No. 2015-01 by title only (if approved above)
- 3) Adopt Resolution No. 2015-01

Policy Decision or Reason for Action:

On October 27, 2014, the City of Flagstaff participated in a Student Housing Symposium co-sponsored by the City, NAU, Coconino County, Friends of Flagstaff's Future and the Greater Flagstaff Chamber of Commerce. The 1-day symposium featured speakers from the City and University as well as area neighborhoods and representatives from Davis, California and Ft. Collins, Colorado. Many good ideas were generated.

Staff compiled a list of possible work plan items. These have been circulated among the Alliance PARTners (City, County, NAU, FUSD, and CCC) and shared with NAU's Office of the President. The President agreed that this is a workable list and something that could be supported moving forward.

On December 16, 2014, City Council reviewed the list and made some edits and then directed staff to bring this back in the form of a resolution. The purpose of the resolution is to articulate a policy statement to the public about the City's intentions. There is no specific time table associated with the implementation of this work plan, but it is expected to be initiated immediately and take several years to complete.

Subsidiary Decisions Points:

Three points have been altered based upon the December 16 meeting and additional feedback from staff.

- 1.(b.)(iii)(3.) was added to address student housing in predominantly single family detached

neighborhoods.

4. Was reworded to specify the Zoning Code as the location where neighborhood meetings are required and adding language about how neighborhood meetings are conducted.

8.(b) was reworded to provide greater clarity of what would be re-examined in the Milton Road Corridor study.

Financial Impact:

None of this work is currently planned. Financial impacts could be wide and varied in size. The principle financial impacts will be staff time. Additional costs include facilitators, new positions (e.g. liaisons), traffic consultants, outreach costs and possibly a parking permit system. All costs will need to be further defined as the Work Plan item is initiated.

Connection to Council Goal and/or Regional Plan:**COUNCIL GOALS:****6. Relieve traffic congestion throughout Flagstaff**

- Identify more information on the scope of problem and solutions that address both supply and demand, including measurement to quantify congestion.
- Work with partners to achieve goal (regional, county, Flagstaff Metropolitan Planning Organization, State, NAIPTA, railroad, NAU)

7. Address key issues and processes related to the implementation of the Regional Plan

- Conduct annual review of implementation of Regional Plan
- Review and possibly amend Regional Plan goals and policies with regard to location of urban activity centers, preservation of dark skies and student housing and other high density developments. (Review how we implement the RP in the Zoning Code)
- Explore neighborhood parking districts

8. Improve effectiveness of notification, communication, and engagement with residents, neighborhoods and businesses and about City services, programs, policies, projects and developments

- Review what, when and how Council and public are notified about development projects

REGIONAL PLAN:

Policy LU12.8 Provide strong connections from Flagstaff Medical Campus to the Northern Arizona University campus via pedestrian paths, bicycle connections, streets and transit service.

Goal LU.13.: Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.

Goal NH.3: Make available a variety of housing types at different price points, to provide housing opportunities for all economic sectors.

Goal ED.2: Support and encourage an excellent education system that promotes

critical thinking and job training programs at all levels.

Has There Been Previous Council Decision on This:

December 8 & 9 City Council Retreat

December 16, 2014 Regular Council meeting

Options and Alternatives:

1. Amend, remove, or add work plan items to the attachment.
2. Do not develop and adopt a Student Housing Work Plan.
3. Create a stakeholders group and have them develop a working plan.
4. Adopt the Plan as presented.

Community Involvement:

Parts of each of these were involved in the creation of the work plan and will be involved in the implementation of the work plan.

Inform

Consult

Involve

Collaborate

Attachments: Work Plan
 Resolution

RESOLUTION NO. 2015-01

**RESOLUTION OF THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA,
ADOPTING THE *2015 STUDENT HOUSING WORK PLAN* FOR THE CITY OF
FLAGSTAFF**

RECITALS:

WHEREAS, On October 27, 2014, the City of Flagstaff participated in a Student Housing Symposium initiated by County Supervisor Liz Archuleta and co-sponsored by the City, Northern Arizona University, Friends of Flagstaff's Future and the Greater Flagstaff Chamber of Commerce; and

WHEREAS, the one-day symposium featured speakers from the City and University as well as area neighborhoods and representatives from Davis, California and Ft. Collins, Colorado; and

WHEREAS, a list of possible action items has been prepared and parties have agreed that it is a workable list and could be supported moving forward.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA AS FOLLOWS:

THAT the *2015 Student Housing Work Plan* (Exhibit A attached hereto and made a part hereof) is hereby adopted as a Work Plan to address the issue of student housing in the City of Flagstaff.

PASSED AND ADOPTED by the City Council and approved by the Mayor of the City of Flagstaff this 6th day of January, 2015.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT 'A'

2015 Student Housing Work Plan

January 2015

1. Designate internal and external City –NAU work groups to possibly accomplish the following.
 - a. Internal NAU-City Work Group (WG)
 - i. City to Include: Police Department, Community Development (Planning, Engineering, Code Enforcement), Flagstaff Metropolitan Planning Office, and the City Manager's Office; NAIPTA
 - ii. NAU to Include: Student Life, Student Transportation, President's Office, NAU PD.
 - iii. Possible Work Items in addition to those below
 1. Applying NAU Code of Conduct to off campus behavior
 2. Staff work associated with a Student Housing Action Plan (SHAP)
 - b. External NAU-City and Stakeholders Group
 - i. Possibly Use the Good Neighbor Coalition
 - ii. Possibly use Town-Gown Steering Committee (open to anyone)
 - iii. Possible Work Items in addition to those below
 1. SHAP
 - a. Review Regional Plan for Possible Amendments
 2. Neighborhood component for freshman orientation or sophomore move-out.
 - a. Work with private sector on an off-campus housing guide
 3. Outreach to property owners in single family detached neighborhoods who are renting to students about parking, trash, noise, etc. Get HOA's to sign up for orientation and communicate to members.
2. City/NAU Police Department
 - a. Review Party Ordinance with an eye on holding landlords & hosts more accountable, extending warning period from 90 to 180 days, initiating a police response fee upon first offense, Security Plans
 - b. Develop a Security Ordinance focused upon Crime Free Multi-Housing
 - c. Determine Standard Security Conditions for Development Agreements (D.A.) and Zoning Ordinances
 - d. Invite City/NAU PD to Community Development's (CD's) Inter-Divisional Staff meeting for developments involving more than some specified number of residential units.
 - e. Work with CD & Legal to determine Post Construction Consequences for non-compliance.

3. Look at a Neighborhood/University Liaison position in FY16 Budget Cycle. (Internal WG)
 - a. Get job descriptions from Ft. Collins for their 2 positions.
 - b. Understand budget to include outreach dollars.
 - c. Determine if outreach dollars go to Southside officers in meantime
 - d. Develop a work plan for position
4. Review the Flagstaff Zoning Code to understand when and how neighbors are informed of student housing developments. Compare this to the City of Fort Collins process. Further review how the neighborhood meeting is conducted in terms of who conducts, what is the required content, what is the role of staff, etc. (City CD).
5. Re-examine a Parking Permit System in the Southside. Determine who should pay for the system. (External WG)
6. Review definition of "Family" in City Zoning code with the City Attorney's Office to explore the legal risk, if any, and the practical concerns, with reducing the number of unrelated people living in a single dwelling unit. (City CD/Attorney's Office)
7. Student Housing Proposals on Land with appropriate entitlements (a.k.a. Use-by-Right) (City CD)
 - a. Explore requiring a public meeting for Use-by-Right developments over Certain Units.
 - b. Understand what is informative vs. Discretionary.
 - c. Discuss what you do when people don't like it, but there is no discretion.
8. Traffic Impact Analysis (Internal WG)
 - a. City/FMPO consider funding a consultant to develop trip generation models for the Student Housing Category.
 - b. Update (using grant funds) the mobility and land use components of the adopted Milton Avenue Corridor Plan in order to address traffic impacts of mixed use and multi-family developments including student housing.
 - i. Use Internal City-NAU Work Group plus ADOT and FMPO to continue to explore the Lone Tree alternative to Milton.
 - ii. Re-examine Pedestrian access corridors across Milton with an eye towards combining improvement
 - c. Multi-Modal Traffic Impact Analysis – develop a tool to measure bike, ped, and bus transportation impacts of a development. (FMPO)